

## Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Levy Authority Summary

Local Government Name: AVOCA  
Local Government Number: 78G729

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
AVOCA URBAN RENEWAL	78019	3
AVOCA #3 1993 URBAN RENEWAL	78032	2
AVOCA #2 URBAN RENEWAL	78033	2

**TIF Debt Outstanding: 6,521,395**

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<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>203,718</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	891,102
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	1,392,600
<b>Total Revenue:</b>	<b>2,283,702</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	2,482,420
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>2,482,420</b>

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<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>5,000</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 4,033,975**

## Urban Renewal Area Data Collection

Local Government Name: AVOCA (78G729)  
 Urban Renewal Area: AVOCA URBAN RENEWAL  
 UR Area Number: 78019  
 UR Area Creation Date: 06/1994  
 UR Area Purpose: Eliminate Slum and Blight.  
 Provide for installation of public works and facilities which contribute to revitalization of the area. Stimulate private investment in moderately priced residential development. Encourage commercial and industrial growth.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
KNOX TWP/AHST SCH/1992 AVOCA UR TIF INCREM	78177	78178	0
AVOCA CITY/AHST SCH/1993 AVOCA UR TIF INCREM	78179	78180	27,514,493
AVOCA CITY AG/AHST SCH/1993 AVOCA UR TIF INCREM	78181	78182	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	57,399,124	16,436,220	282,600	0	-224,092	73,893,852	0	73,893,852
Taxable	0	30,316,279	16,436,220	282,600	0	-224,092	46,811,007	0	46,811,007
Homestead Credits									389

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **203,718** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 833,914  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 1,392,600  
**Total Revenue: 2,226,514**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 2,425,232  
 Returned to County Treasurer: 0  
**Total Expenditures: 2,425,232**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **5,000** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For AVOCA URBAN RENEWAL

### Street Capital Improvement Program

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Dilapidated Housing Program

Description:	Acquiring and Rehab/Demo of Dilapidated Homes
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

### Downtown Improvement Grants Program

Description:	Multiple Grants for Achieving Downtown Goals Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

### Sidewalk Replacement Program

Description:	Assist Homeowners to Replace Sidewalks and Driveway Approaches
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Trail Improvement Plan

Description:	Walking Paths
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Community Marketing Program

Description:	Marketing Community Residential and Commercial Opportunities
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### New Housing Construction Grant Program

Description:	Down Payment Assistance Grant
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Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Revolving Loan Fund Program

Description:	Loans to Qualified Persons for Residential and Commercial Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Small Business Start-Up/Retention/Expansion

Description:	Small Business Grants
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Culture and Recreation Planning

Description:	Professional planning services
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Parks and Recreation Master Plan Project

Description:	Recreational amenity improvements Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

## Legal Services

Description:	Lawyer
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Program Manager

Description:	City Manager
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Cobblestone Hotel Incentive

Description:	Hotel Development
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

**Elm Street Streetscape**

Description:	Main Street Streetscape
	Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	Yes
Payments Complete:	No

**Internal Loan Repayment**

Description:	Internal Loan Repayment
Classification:	
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For AVOCA URBAN RENEWAL

### 2009 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	940,000
Interest:	257,445
Total:	1,197,445
Annual Appropriation?:	No
Date Incurred:	04/07/2009
FY of Last Payment:	2024

### FY 2012 US Bank

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	428,571
Interest:	42,144
Total:	470,715
Annual Appropriation?:	No
Date Incurred:	02/23/2012
FY of Last Payment:	2019

### FY 2013 Midstates Bank Streets

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,500,000
Interest:	28,000
Total:	1,528,000
Annual Appropriation?:	No
Date Incurred:	07/19/2011
FY of Last Payment:	2015

### Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	3,268,047
Interest:	0
Total:	3,268,047
Annual Appropriation?:	Yes
Date Incurred:	11/29/2011
FY of Last Payment:	2024

## Non-Rebates For AVOCA URBAN RENEWAL

TIF Expenditure Amount:	127,955
Tied To Debt:	Internal Loan
Tied To Project:	Sidewalk Replacement Program
TIF Expenditure Amount:	3,985
Tied To Debt:	Internal Loan
Tied To Project:	Culture and Recreation Planning
TIF Expenditure Amount:	3,191
Tied To Debt:	Internal Loan
Tied To Project:	Legal Services
TIF Expenditure Amount:	87,963
Tied To Debt:	Internal Loan
Tied To Project:	Downtown Improvement Grants Program
TIF Expenditure Amount:	20,550
Tied To Debt:	Internal Loan
Tied To Project:	New Housing Construction Grant Program
TIF Expenditure Amount:	5,000
Tied To Debt:	Internal Loan
Tied To Project:	Small Business Start- Up/Retention/Expansion
TIF Expenditure Amount:	94,237
Tied To Debt:	Internal Loan
Tied To Project:	Dilapidated Housing Program
TIF Expenditure Amount:	7,330
Tied To Debt:	Internal Loan
Tied To Project:	Community Marketing Program
TIF Expenditure Amount:	225,000
Tied To Debt:	Internal Loan
Tied To Project:	Street Capital Improvement Program
TIF Expenditure Amount:	150,000
Tied To Debt:	Internal Loan
Tied To Project:	Trail Improvement Plan
TIF Expenditure Amount:	958,611
Tied To Debt:	FY 2013 Midstates Bank Streets
Tied To Project:	Street Capital Improvement Program
TIF Expenditure Amount:	365,000

Tied To Debt:	Internal Loan
Tied To Project:	Cobblestone Hotel Incentive
TIF Expenditure Amount:	78,466
Tied To Debt:	FY 2012 US Bank
Tied To Project:	Street Capital Improvement Program
TIF Expenditure Amount:	143,327
Tied To Debt:	2009 Series Bond
Tied To Project:	Elm Street Streetscape
TIF Expenditure Amount:	154,617
Tied To Debt:	Internal Loan
Tied To Project:	Internal Loan Repayment



## TIF Taxing District Data Collection

Local Government Name: AVOCA (78G729)  
 Urban Renewal Area: AVOCA URBAN RENEWAL (78019)  
 TIF Taxing District Name: KNOX TWP/AHST SCH/1992 AVOCA UR TIF INCREM  
 TIF Taxing District Inc. Number: 78178  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	06/1994
Blighted	06/1994
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	273,354	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: AVOCA (78G729)  
 Urban Renewal Area: AVOCA URBAN RENEWAL (78019)  
 TIF Taxing District Name: AVOCA CITY/AHST SCH/1993 AVOCA UR TIF INCREM  
 TIF Taxing District Inc. Number: 78180  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

UR Designation	
Slum	06/1994
Blighted	06/1994
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	57,399,124	16,436,220	282,600	0	-224,092	73,893,852	0	73,893,852
Taxable	0	30,316,279	16,436,220	282,600	0	-224,092	46,811,007	0	46,811,007
Homestead Credits									389

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	25,394,674	46,811,007	27,514,493	19,296,514	586,961

FY 2014 TIF Revenue Received: 833,914

## TIF Taxing District Data Collection

Local Government Name: AVOCA (78G729)  
 Urban Renewal Area: AVOCA URBAN RENEWAL (78019)  
 TIF Taxing District Name: AVOCA CITY AG/AHST SCH/1993 AVOCA UR TIF INCREM  
 TIF Taxing District Inc. Number: 78182

TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

UR Designation	
Slum	06/1994
Blighted	06/1994
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	531,786	0	0	0	0

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: AVOCA (78G729)  
 Urban Renewal Area: AVOCA #3 1993 URBAN RENEWAL  
 UR Area Number: 78032

UR Area Creation Date: 12/2000

UR Area Purpose: Economic Development for new  
 Commercial Development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AVOCA CITY AG/AHST SCH/1993 AVOCA #3 UR TIF INCREM	78262	78263	0
AVOCA CITY/AHST SCH/2001 AVOCA #3 UR TIF INCREM	78269	78270	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

### TIF Taxing District Data Collection

Local Government Name: AVOCA (78G729)  
 Urban Renewal Area: AVOCA #3 1993 URBAN RENEWAL (78032)  
 TIF Taxing District Name: AVOCA CITY AG/AHST SCH/1993 AVOCA #3 UR TIF INCREM  
 TIF Taxing District Inc. Number: 78263  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,174	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: AVOCA (78G729)  
 Urban Renewal Area: AVOCA #3 1993 URBAN RENEWAL (78032)  
 TIF Taxing District Name: AVOCA CITY/AHST SCH/2001 AVOCA #3 UR TIF INCREM  
 TIF Taxing District Inc. Number: 78270  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2020

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,174	0	0	0	0

FY 2014 TIF Revenue Received: 0

# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Urban Renewal Area Data Collection

Local Government Name: AVOCA (78G729)  
 Urban Renewal Area: AVOCA #2 URBAN RENEWAL  
 UR Area Number: 78033

UR Area Creation Date: 11/2000

UR Area Purpose: To promote commercial and industrial development in an economic development district.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
AVOCA CITY/AHST SCH/2001 AVOCA #2 UR TIF INCREM	78267	78268	1,980,396
AVOCA CITY AG/AHST SCH/1993 AVOCA #2 UR TIF INCREM	78271	78272	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,802,500	0	0	0	2,802,500	0	2,802,500
Taxable	0	0	2,802,500	0	0	0	2,802,500	0	2,802,500
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:**

0

0

**Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 57,188

TIF Sp. Revenue Fund Interest: 0

Asset Sales & Loan Repayments: 0

**Total Revenue: 57,188**

Rebate Expenditures: 0

Non-Rebate Expenditures: 57,188

Returned to County Treasurer: 0

**Total Expenditures: 57,188**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:**

0

0

**Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For AVOCA #2 URBAN RENEWAL

### Motel 6 Development

Description:	Commercial Subdivision
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For AVOCA #2 URBAN RENEWAL

### 2009 REFUNDING

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	55,000
Interest:	2,188
Total:	57,188
Annual Appropriation?:	No
Date Incurred:	04/07/2009
FY of Last Payment:	2014

## Non-Rebates For AVOCA #2 URBAN RENEWAL

TIF Expenditure Amount:	57,188
Tied To Debt:	2009 REFUNDING
Tied To Project:	Motel 6 Development



# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## TIF Taxing District Data Collection

Local Government Name: AVOCA (78G729)  
 Urban Renewal Area: AVOCA #2 URBAN RENEWAL (78033)  
 TIF Taxing District Name: AVOCA CITY/AHST SCH/2001 AVOCA #2 UR TIF INCREM  
 TIF Taxing District Inc. Number: 78268  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2000

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,802,500	0	0	0	2,802,500	0	2,802,500
Taxable	0	0	2,802,500	0	0	0	2,802,500	0	2,802,500
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	11,840	2,790,660	1,980,396	810,264	24,647

FY 2014 TIF Revenue Received: 57,188

## TIF Taxing District Data Collection

Local Government Name: AVOCA (78G729)  
 Urban Renewal Area: AVOCA #2 URBAN RENEWAL (78033)  
 TIF Taxing District Name: AVOCA CITY AG/AHST SCH/1993 AVOCA #2 UR TIF INCREM  
 TIF Taxing District Inc. Number: 78272  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2000

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,063	0	0	0	0

FY 2014 TIF Revenue Received: 0